

TRANSFER
TAX
PAID

Know all Men by these Presents,

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That

We, NANCY A. LAGASSE and ANNA M. NIEHOFF, both of Waterville,
County of Kennebec, and State of Maine,

in consideration of One dollar and other valuable consideration

paid by JAMES M. FOSSA, JR. and LINDA M. FOSSA, husband and wife,
both of Waterville, County of Kennebec, and State of Maine,

whose mailing address is 27 Johnson Heights, Waterville, ME 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said JAMES M. FOSSA, JR. and LINDA M. FOSSA

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec,
and State of Maine, bounded and described as follows, to wit:-

Beginning at an iron pin located on the north side of Western Avenue at the
southeast corner of land now or formerly of Timothy M. Herlihy; thence north
28° east and a distance of one hundred fifty (150) feet along the east
boundary of above mentioned Herlihy land to an iron pin; thence southeast 59°
0' east and a distance of eighty and two tenths (80.2) feet to an iron pin;
thence south 31° 0' west and a distance of one hundred fifty (150) feet to
an iron pin on the north side of Western Avenue; thence north 59° 0' west
along the north side of Western Avenue and a distance of seventy-two and eight
tenths (72.8) feet to the point of beginning.

Being the same premises conveyed to the grantors herein by Warranty Deed of
Roland N. Latulippe and Cecile B. Latulippe dated September 24, 1987 and
recorded in the Kennebec County Registry of Deeds at Book 3252, Page 237.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said JAMES M. FOSSA, JR. and LINDA M. FOSSA,

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We the said NANCY A. LAGASSE and ANNA M. NIEHOFF,

xxxx

~~husband/wife xxxxxxxx~~

~~joining in this deed as Grantor xxxxxxxx relinquishing and conveying all rights by design and all other rights to the~~
~~above described premises,~~ have hereunto set our hands and seal this 30th day of the month of December, A.D. 19 88 .

Signed, Sealed and Delivered
in presence of

Janet C. Ginn
.....
Janet C. Ginn
.....
.....
.....

Nancy A. Lagasse
NANCY A. LAGASSE
Anna M. Niehoff
ANNA M. NIEHOFF
.....
.....
.....
.....

State of Maine, County of Kennebec ss. December 30, 19 88 .

Then personally appeared the above named NANCY A. LAGASSE

and acknowledged the foregoing instrument to be her free act and deed.



Before me,

Janet C. Ginn
.....
Notary Public
Attorney at Law

RECEIVED KENNEBEC CO.

1989 JAN -3 AM 3:00

ATTEST: *Janet C. Ginn*
REGISTER OF DEEDS

Printed Name, JANET C. GINN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 3, 1992